


## The Concept of Legal Protection in the Implementation of the Complete Systematic Land Registration Program (PTSL)

Zetria Erma

Universitas Pembinaan Masyarakat Indonesia, Indonesia

Article Info	ABSTRACT
<p><b>Keywords:</b> Concept Legal protection Complete Systematic Land Registration (PTSL).</p>	<p>The purpose of this study is to understand and analyze the concept of legal protection in the implementation of the Complete Systematic Land Registration (PTSL) program. This type of research is normative with a statutory approach. The data used are secondary data consisting of primary and secondary legal materials. The research specification used is analytical descriptive. The concept of legal protection in the implementation of systematic land registration (PTSL) is the issuance of land certificates as proof of legitimate ownership, prevention of land disputes, legal certainty regarding land rights, transparency in the land registration process, protection for communities owning land without a certificate, reducing land mafia practices and misuse, guarantees the law for land buyers as well as the right to file a lawsuit against parties that interfere with land rights. PTSL can ensure that landowners' rights are protected by the state, prevent disputes, and reduce the likelihood of abuse of land rights. This program plays an important role in creating legal order in the field of land affairs in Indonesia. Therefore, it is recommended that the government further enhance the protection of landowners in the implementation of PTSL by amending regulations regarding land registration.</p>
<p>This is an open access article under the <a href="#">CC BY-NC</a> license</p> 	<p><b>Corresponding Author:</b> Zetria Erma Pembinaan Masyarakat Indonesia University <a href="mailto:zetriaermaupmi2018@gmail.com">zetriaermaupmi2018@gmail.com</a></p>

### INTRODUCTION

A prohibition for the rights holder from doing something regarding the land they control. What is permitted, required, or prohibited to be done, which constitutes the content of the right of control, becomes the criterion or distinguishing factor among the rights of control over land regulated under land law (Boedi Harsono, 2007). Land rights are also known as rights of control over land, which include a series of obligations, rights, and authorities to take actions regarding the land that is the right of the land rights holder. What is permitted, required, or prohibited to be done, which constitutes the content of the right of control, becomes the criterion or distinguishing factor among the rights of control over land regulated under land law (Boedi Harsono, 2007).

The concept of land rights or the right to control land from the state is stated in Article 2 paragraph (1) of the Basic Agrarian Law (UUPA), which says: 'On the basis of the provisions of Article 33 paragraph (3) of the 1945 Constitution and matters as referred to in Article 1, the earth, water, and space, including the natural wealth contained therein, are controlled at the highest level by the state as an organization of the power of the entire society.' Based on

these provisions, the state has the authority to determine the land rights that can be owned by or granted to individuals and legal entities that meet the prescribed requirements. This authority is regulated in Article 4 paragraph (1) of the UUPA, which states: 'On the basis of the right to control from the state as referred to in Article 2, there are various types of rights to the earth's surface, known as land, which can be granted to and owned by individuals, either alone or together with others, as well as by legal entities.'

The concept of land rights or the right to control land from the state is stated in Article 2 paragraph (1) of the Basic Agrarian Law (UUPA), which says: 'On the basis of the provisions of Article 33 paragraph (3) of the 1945 Constitution and matters as referred to in Article 1, the earth, water, and space, including the natural wealth contained therein, are controlled at the highest level by the state as an organization of the power of the entire society.' Based on these provisions, the state has the authority to determine the rights to land that can be owned by or granted to individuals and legal entities that meet the prescribed requirements. This authority is regulated in Article 4 paragraph (1) of the UUPA, which states: 'Based on the state's right to control as referred to in Article 2, various types of rights over the surface of the earth, called land, are determined, which can be granted to and owned by individuals, whether alone or together with other people and legal entities.'

Whereas in Article 4 paragraph (2) it is stated that: "The land rights referred to in paragraph (1) provide the authority to use the land in question, as well as the body of the earth and water and the space above it as needed for interests directly related to the regulation of land use within the limits according to this law and higher legal regulations." Provisions regarding land rights that can be granted by the state to the people in Indonesia are regulated in Article 16 of the Basic Agrarian Law (UUPA), which contains explanations about the types of land rights that can be claimed by the Indonesian people. Then, the provision in paragraph (2) states: "The land rights referred to in paragraph (1) of this Article provide the authority to use the land in question, as well as the body of the earth and water and the space above it as needed for interests directly related to the regulation of land use within the limits according to the law this law and higher legal regulations".

It is understandable that one of the objectives of the Basic Agrarian Law (UUPA) is to provide legal certainty for all people regarding their land rights. In relation to the importance of legal certainty in land ownership, especially in state life, Indonesian agrarian legislation regulates land registration in order to guarantee legal certainty for holders of land rights. To ensure legal certainty for land rights holders, according to the law, a "certificate" serves as a strong proof instrument, providing its owner with legal certainty and protection. With this certificate, the existence of the land rights holder is guaranteed (Sibuea, 2011). Legal certainty, according to Government Regulation Number 24 of 1997, is the certainty regarding land rights as mandated by the UUPA and encompasses two dimensions: certainty of the object of land rights and certainty of the subject of land rights. One indication of certainty of the object of the right the certainty of the land is indicated by the precise location of the land plot, which has geo-referenced coordinates on a land registration map, while the certainty of the subject is indicated by the name of the land rights holder recorded in the land registration book at the land agency (Sumardjono, 2005).

In terms of legal protection of land rights, the state provides guarantees and legal certainty in the form of certificates. A certificate is a document as proof of rights as referred to in Article 19 paragraph (2) letter c of the UUPA for land rights, management rights, waqf land, ownership rights of condominium units, and security rights that have each been recorded in the relevant land book. Then, in the second discussion, namely the existence of state control rights as stated in Article 2 paragraph (1) of the UUPA, it is that: Based on the provisions of Article 33 paragraph (3) of the 1945 Constitution and matters as referred to in Article 1, "the earth, water, and space, including the natural wealth contained therein, are under the highest level of control by the state as the organization of power of the entire society." Therefore, a certificate is important. The certificate can serve as evidence of land ownership if a land dispute occurs in the future (Suhariningsih, 2009).

Based on the provisions stated in paragraph (2), which reads, "The land rights referred to in paragraph (1) of this Article grant authority to use the related land, as well as the earth's surface, water, and the space above it as far as needed for purposes directly related to land use within limits prescribed by this law and higher legal regulations." In relation to granting legal recognition of land rights, Article 19 of Law Number 5 of 1960 concerning the Basic Agrarian Principles (UUPA) stipulates that the government organizes land registration. Subsequently, registered land is provided with proof of land rights, known as land rights certificates. The certificate serves as strong evidence of ownership of land rights. The main points of the UUPA implementation are as a basis for the formulation of national agrarian law in order to realize a society a prosperous society by laying the foundation of unity and simplicity in land law as well as establishing the basis with the aim of providing legal protection related to land rights (Suhariningsih, 2009).

The state has the authority to determine the rights to land that can be owned and/or granted to individuals and legal entities that meet the specified requirements. This authority is regulated in Article 4 paragraph (1) of the UUPA, which reads: "Based on the right to control by the state as referred to in Article 2, the various types of rights to the earth's surface called land are determined, which can be granted to and owned by individuals either alone or together with others, as well as legal entities." Land is one of the most important elements in human life; life can develop with the existence of land along with its benefits (Sakarwi, 2014). The demand for land grows along with Indonesia's population increase, making legal protection for land rights necessary. Therefore, the government provides legal protection to the public in the form of land rights certificates that grant legal certainty for every holder of land rights. Legal protection of land rights can be understood as providing safeguard for human rights granted to the community so that they can enjoy all the rights provided by law, in this case, land rights. Or by In other words, legal protection of land rights is various legal efforts that must be provided by law enforcement officials to give a sense of security, both mentally and physically, from disturbances and various threats from any party against the land rights they control. In this case, the state, through the government, guarantees legal certainty and legal protection of land rights, which is manifested in the form of a certificate. As stated in Article 1 Paragraph (1) of the Regulation of the Minister of Agrarian Affairs and Spatial Planning/Head of BPN Number 7 of 2016: "A certificate is a document of proof of

rights as referred to in Article 19 Paragraph (2) letter c of the Basic Agrarian Law (UUPA) for land rights, management rights, endowed land, ownership rights to condominium units, and mortgages, each of which is recorded in the relevant land book.” Thus, a person or legal entity obtains legal protection over the land rights they control with a certificate based on the type of land rights they hold register. The Complete Systematic Land Registration Program is one of the programs to accelerate the implementation of land registration in Indonesia. The purpose of this study is to understand the legal protection concept in the implementation of complete systematic land registration (PTSL). The benefits of implementing the Complete Systematic Land Registration (PTSL) program on community-owned land are part of a government program that aims to accelerate the implementation of land registration activities to provide protection and legal certainty for community-owned land in the form of property rights certificates as a manifestation of the implementation of citizens' rights as stipulated in Article 28D paragraph (1) of the 1945 Constitution so as to create a single land map and land register in Indonesia (Zetria, 2025).

## METHODS

The type of research in this paper is normative with a statutory and conceptual approach. Meanwhile, the research specification is descriptive analytical, which means explaining the problem in accordance with the research title. The data used is secondary, consisting of primary legal materials in the form of legislation, namely Law Number 5 of 1960 concerning the Basic Agrarian Law (UUPA), Government Regulation Number 24 of 1997 concerning Land Registration, and Regulation of the Minister of Agrarian Affairs and Spatial Planning/National Land Agency Number 6 of 2018 (Permen ATR/BPN) concerning Complete Systematic Land Registration, as well as secondary legal materials in the form of books, journals, and writings related to the research title. The data analysis method is conducted qualitatively. The collected data is selected, organized, and systematically described so that conclusions can be drawn on the researched issues.

## DISCUSSION

Conceptually, legal protection in the field of land requires the availability of written legal instruments that are complete and clear, implemented consistently in accordance with the spirit and content of their provisions. A person is said to be legally protected with respect to land rights through guarantees of legal certainty and legal protection of land rights for the holders of such rights, which are usually recognized through land rights certificates. In relation to this, Article 19 of Law Number 5 of 1960 concerning the Basic Agrarian Law (UUPA) mandates the implementation of land registration in order to ensure legal certainty and protection. Furthermore, the implementation of land registration is regulated in its implementing regulations, namely Government Regulation Number 10 of 1961 concerning Land Registration, which was later refined by Government Regulation Number 24 of 1997 concerning Land Registration. In the context of providing legal recognition of land rights, it is determined that In Article 19 of Law Number 5 of 1960 concerning the Basic Agrarian Law (UUPA) regarding the provision that the government organizes land registration.

Furthermore, land that has been registered is given proof of land rights, commonly referred to as land rights. The certificate serves as strong evidence as a sign of ownership of land rights. The main points of the implementation of the UUPA are as a basis for the formulation of national agrarian law in order to create a prosperous society by establishing the principles of unity and simplicity in land law and laying the foundations with the aim of providing legal protection related to land rights (Suhariningsih, 2009).

Land registration as referred to in Article 19 paragraph (2) letter c includes the issuance of certificates of title that serve as strong proof regarding the physical and juridical data contained therein, as long as the physical and juridical data correspond to those recorded in the associated land measurement documents and land register, as stated in Article 32 of Government Regulation Number 24 of 1997 concerning land registration. Furthermore, the provision in Article 32 paragraph (2) of Government Regulation Number 24 of 1997 states that "in the event that a piece of land has been legally issued a certificate in the name of a person or legal entity who acquired the land in good faith and has clearly possessed it, any other party claiming rights to that land shall no longer demand the execution of such rights if they have not submitted a written objection to the certificate holder and the Head within 5 years from the date of issuance of the certificate.

The relevant Land Office either does not file a lawsuit in court regarding the control of land or the issuance of the certificate." Legal certainty is one of the objectives intended to be provided by the Basic Agrarian Law (UUPA) concerning land rights for all people. This is related to the importance of legal certainty in land ownership. Thus, in order to guarantee legal certainty for holders of land rights, according to Government Regulation No. 24 of 1997, holders of land rights are provided protection and legal certainty by having their land rights registered, which are then recorded in a certificate as a strong legal proof, thereby ensuring the existence of the land rights holder (Suhariningsih, 2009).

Registration of land rights is related to the publication of land registration as an action to obtain legal protection and legal certainty. Where legal protection and legal certainty, as one of the objectives of land registration, depend on the negative publication system of land registration as applied in Indonesia, Government Regulation Number 24 of 1997. By maintaining the objective and the system used, which in essence has been established in the Basic Agrarian Law (UUPA), namely that land registration is conducted to provide protection and legal certainty in the field of land, and that its publication system is negative, but contains positive elements because it will produce proof of rights certificates that serve as legal evidence (Sutedi, 2013).

A certificate is a document as proof of rights as referred to in Article 19 Paragraph (2) letter c of the Basic Agrarian Law (UUPA), stating that the final activity of land registration conducted by the Government is the issuance of a document as proof of rights, which serves as strong evidence. The UUPA does not mention the name of the document as proof of land rights that is registered (Hermit, 2004). In Article 13 Paragraph (3) of Government Regulation Number 10 of 1961, it is stated that the document as proof of registered land rights is a certificate, which is a copy of the land book and measurement letter, sewn together along with a cover paper whose form is determined by the Minister of Agrarian Affairs. The first-

time land registration activity results in a document as proof of rights in the form of a certificate. According to the provisions of Article 1 Number 20 of Government Regulation Number 24 of 1997, a certificate is meant to be a document as proof of rights, which concerned. The data contained in the certificate are physical data and juridical data. Physical data, according to Article 1 point 6 of Government Regulation Number 24 of 1997, is information regarding the location, boundaries, and area of the registered land plot and strata unit, and information about the existence or non-existence of buildings or parts of buildings on it. Juridical data, according to Article 1 point 7 of Government Regulation Number 24 of 1997, is information regarding the legal status of the registered land plot and strata unit, its rights holder, the rights of other parties, as well as other encumbrances that burden it.

Physical and juridical data in the certificate are taken from the land book. The land book, according to Article 1 point 19 of Government Regulation Number 24 of 1997, is a document in the form of a register containing juridical and physical data of a land registration object that already has rights. A certificate as proof of rights with strong validity implies that the physical data and juridical data contained in the certificate have evidential power and must be accepted as accurate information, unless proven otherwise with other evidence, which can be in the form of a certificate or other than a certificate (land tax slip/extract of letter C). In this case, it is the court that will decide which evidence is correct. If it turns out that the physical data and juridical data contained in the certificate are not correct, corrections will be made as appropriate. In a negative publicity system with a positive tendency, the aggrieved party can file a lawsuit in court by presenting other evidence in the form of a certificate or other than a certificate (land tax slip/extract of letter C), and the court will determine which evidence is correct. If in the future it turns out that the physical and/or juridical data contained in the certificate are incorrect, based on the judge's ruling that. Once it has permanent legal force, the certificate may be corrected as necessary. Thus, the certificate is not the sole proof of land rights.

Even if a certificate has been issued, the land rights holder can easily prove their land rights; however, according to the provisions of Article 32 Paragraph (1) of Government Regulation Number 24 of 1997, there is no guarantee for the land rights holder against claims from other parties who feel aggrieved by the issuance of the certificate. Likewise, the National Land Agency of the Republic of Indonesia (BPNRI) does not guarantee the accuracy of the physical and juridical data contained in the certificate. The provisions of Article 32 Paragraph (1) of Government Regulation No. 24 of 1997 are an elaboration of the provisions of Article 19 Paragraph (2) letter c, Article 23 Paragraph (2), Article 32 Paragraph (2) and Article 38 Paragraph (2) of the Basic Agrarian Law (UUPA) state that land registration results in a certificate that serves as a strong evidentiary instrument. According to the provisions of Article 32 Paragraph (1) of Government Regulation Number 24 of 1997, the land registration publicity system adopted is a negative publicity system with a positive tendency, meaning the certificate is only a strong evidentiary document of rights and not an absolute proof of rights. This implies that the physical and juridical data listed in the certificate have legal force and must be accepted by the judge as correct information as long as there is no other evidence proving otherwise. Thus, it is the court that has the authority to determine which

evidence is accurate, and if it is proven that the certificate is incorrect, changes and corrections are made accordingly.

The provisions of Article 32 Paragraph (1) of Government Regulation Number 24 of 1997 have a weakness, namely that the state does not guarantee the accuracy of physical and juridical data presented and there is no guarantee for the certificate owner because they may face lawsuits from other parties who feel harmed by the issuance of the certificate. To address the weaknesses in the provisions of Article 32 Paragraph (1) of Government Regulation Number 24 of 1997 and to provide legal protection for certificate owners from claims by other parties and make it a certificate of absolute evidence, the provisions of Article 32 Paragraph (2) of Government Regulation Number 24 of 1997 were made. A certificate, as a letter of proof of rights that is absolute, is considered as such if it meets the elements cumulatively, namely:

- a. Certificates are legally issued in the name of an individual or legal entity;
- b. The land was acquired in good faith
- c. The land is under actual control;
- d. Within 5 years from the issuance of the certificate, no one has submitted a written objection to the certificate holder and the Head of the local Regency/City Land Office or filed a lawsuit in court regarding the possession of the land or the issuance of the certificate.

The weakness of the negative publication system is that the party whose name is listed as the holder of rights in the land book and certificate always faces the possibility of being sued by another party who claims to own the land. Generally, this weakness is addressed by using the institution of acquisitive prescription or adverse possession. The use of the negative publicity system (with a positive element) indicates that the concept of legal protection for land rights holders is neglected, which can be seen from the absence of accountability for the results of land rights certificate products. The accountability present in the negative publicity system rests with the land officials (*ambtenaar*). The shift of the negative publicity system to a negative publicity system (with a positive element) causes this accountability to no longer rest with the *ambtenaar* officials, thus From a legal perspective, the use of the negative publicity system (with positive elements) has not yet met the elements of the implementation and enforcement of the law. The concept of legal protection for land rights holders cannot be separated from issues of justice in the enforcement of the law itself. The goal of land law policy in choosing the negative publicity system (with positive elements) is closely related to the objectives of the land law system itself, which is to create a just, prosperous, and welfare-oriented society. Therefore, the choice of using the land law system in the negative publicity system (with positive elements) should be oriented toward fundamental legal values, namely to realize order and regulation, peace, justice, and protection (Kartchadiprodja, 2009).

Legal protection for land rights holders is generally due to the public's lack of knowledge and awareness of the importance of proof of ownership. Although, normatively, the government has attempted to address this through regulations designed to protect the public's land ownership rights as much as possible. The following are some factors that influence efforts to provide legal protection for land rights holders (Muhammad, 2017).

The general public has a limited understanding of the function and purpose of certificates, which is due to the lack of accurate information about land registration. Because there is insufficient accurate and easily understandable information about land registration, it affects the public's awareness to register their land. Furthermore, a more serious issue is that the public perceives land title certificates only in terms of economic value, such as the belief that certificates are only needed to increase the price of a land plot as compensation for the certificate processing fees at the land office, while the public assumes that the economic value of a plot of land is assessed based on its size and quality. Moreover, there is the belief that a certificate is only needed when there is a requirement to apply for a loan at a bank, using it as collateral for a credit that will be used as an object of mortgage rights:

1. High cost factor

The cost factor for implementing land registration is also influenced by the level of public education, which affects the community's awareness to register their land. In addition, it is influenced by the perception that registering land requires a large amount of money.

2. Long processing time factor

The public perception that obtaining a land ownership certificate takes a considerable amount of time is quite reasonable, as revealed by respondents who have registered their land sporadically on an individual basis.<sup>3</sup> Perception that existing land ownership rights are already strong and lack of knowledge about the function and use of certificates.

3. High cost factor  
The cost factor for implementing land registration is also influenced by the level of public education, which affects public awareness to register their land. In addition, it is also influenced by the perception that registering land requires a large amount of money.

4. Long processing time factor.

The perception that obtaining a land ownership certificate takes a considerable amount of time is quite reasonable, as revealed by respondents who have individually registered their land sporadically.

5. Perception factor that the existing land rights are already very strong and a lack of knowledge about the function and use of the certificate.

In carrying out land registration, the level of education of the community also influences the public's awareness to register their land. In addition, it is also influenced by the perception that registering land requires a large cost.

6. The long processing time factor.

The perception that it takes a considerable amount of time to process land ownership certificates is quite reasonable, as revealed by respondents who have registered their land sporadically on an individual basis.

7. The factor of the strong perception that the existing land ownership rights are sufficient, with little knowledge about the function and use of certificates. Land registration, the educational level of the community also affects the public's awareness to register their land. In addition, it is also influenced by the perception that registering land requires a large cost.

8. Long processing time.

The public perception that obtaining a land ownership certificate takes quite a long time is very reasonable, as revealed by respondents who have registered their land sporadically on an individual basis.

9. The factor of a long time in administration.

There is a community perception that processing land ownership certificates takes a considerable amount of time, which is quite reasonable, as revealed by respondents who have registered their land sporadically and individually.

10. The factor of the perception that the land rights they own are already very strong and a lack of knowledge about the function and use of certificates.

Most people assume that the evidence they currently possess, such as a sub-district/head of village certificate, or even without written evidence but acknowledged by the surrounding community, constitutes strong proof of ownership, especially for inherited land where the community generally knows the history of the landowners, thus reinforcing this belief.

Thus, the concept of legal protection in the Complete Systematic Land Registration (PTSL) focuses on efforts to provide legal certainty regarding the rights to land registered in the system. PTSL is a government program aimed at resolving land issues in Indonesia, where all unregistered land is converted to registered land in the land records. Legal protection in PTSL includes the following aspects:

1. Certainty of land status with the implementation of PTSL, land that was previously unregistered with the National Land Agency (BPN) will receive a legally binding certificate. This certificate serves as valid proof of land ownership and facilitates the resolution of land disputes.
2. Rights of certificate holders once the land is registered and a certificate is issued, the land rights holder has strong legal protection, including the right to transfer, utilize, or mortgage the land.
3. Protection against land disputes with a certificate registered with the BPN, in the event of a land dispute, the PTSL system provides a clearer reference for resolving conflicts, as ownership status is already recorded and recognized by the state.
4. Certainty of land status with the implementation of PTSL, land that was previously not registered with the National Land Agency (BPN) will receive a legally binding certificate. This certificate serves as valid proof of land ownership and facilitates the resolution of land disputes. With a certificate registered at BPN, if there is a land dispute, the PTSL system provides a clearer reference in resolving the dispute because the ownership status is already recorded and recognized by the state.
5. Transparency and accountability:  
The PTSL system supports the creation of transparency in land management. With data recorded in the land system, landowners and other interested parties can easily verify the status of the land, thereby reducing the potential for disputes and misuse of rights.
6. Protection for the community

PTSL also provides protection for people who have not yet had land certificates. This program gives them the opportunity to obtain legal recognition for the land they occupy, whether the land is already inhabited or not.

Overall, legal protection in the Complete Systematic Land Registration (PTSL) provides significant benefits, both for landowners and for the state, in creating legal order in the land sector. Of course, to fully obtain these benefits, the PTSL process must be carried out transparently, fairly, and in accordance with the applicable laws and regulations. The Complete Systematic Land Registration (PTSL) based on legal protection has a primary principle of providing legal certainty and security for landowners and preventing land disputes. The concept of legal protection in PTSL is very important because its purpose is to provide a clear and valid legal status for land ownership that was previously unregistered or unrecognized by the state.

There are several ways in which PTSL is based on legal protection:

1. Issuance of land certificates as proof of legitimate ownership  
One of the main steps in PTSL is the issuance of a valid land certificate as proof of registered ownership. This certificate carries strong legal authority and is recognized by the state. With a registered land certificate, the landowner can obtain legal protection against claims from other parties on the concerned land.
2. Prevention of land disputes  
PTSL minimizes land disputes by providing guarantees of legality and clear land ownership status. Once the land is registered under PTSL, ownership data will be recorded in a centralized system, allowing interested parties to verify the validity of land claims. This also protects the community from unilateral claims or disputes that often arise due to unclear land status.
3. Legal certainty over land rights  
With the registration of land under PTSL, the rights of landowners, whether ownership rights, usage rights, lease rights, and so on, are recognized by the state. This provides legal certainty to landowners to use, transfer, or utilize the land in accordance with applicable law without fear of unilateral actions that could cause harm.
4. Transparency in the land registration process  
PTSL is based on transparency because it involves an open and organized process. Land data that has been registered and certified can be accessed by the public, thereby reducing the possibility of manipulation or misuse of land rights by certain parties.
5. Protection for communities that own land without certificates  
Before the existence of PTSL, many people owned land but did not have certificates, making them vulnerable to legal issues or disputes. PTSL provides an opportunity for them to register their land and obtain legal protection for their ownership. Land that has not yet been registered with the National Land Agency (BPN) and has been controlled by the community can immediately be registered and gain legitimate legal recognition.
6. Reducing land mafia practices and misuse  
PTSL can also reduce land mafia practices, namely parties who commit forgery or fraud related to land ownership status. The PTSL system ensures that the land registration

process is carried out correctly and in accordance with applicable legal procedures, by verifying various documents and evidence supporting the claim to the land.

#### 7. Legal guarantee for land buyers

Certificates issued through PTSL provide legal guarantees to legitimate buyers that the land they purchase has been registered and recognized by the state. This protects them from the risk of buying land with unclear or problematic status.<sup>3</sup> The right to file a lawsuit against parties that interfere with land rights

If a dispute arises or another party claims land that has been registered, the rightful owner can file a lawsuit in court based on the issued land certificate. This provides legal protection for landowners to defend their rights. Law-based PTSL is a mechanism to provide certainty and legal security regarding land status. By involving registration and issuance of legitimate land certificates, PTSL can ensure that landowners' rights are protected by the state, prevent disputes, and reduce the potential for land rights abuse. This program plays an important role in creating legal order in the field of land affairs in Indonesia.

## CONCLUSION

The concept of legal protection in the implementation of the complete systematic land registration (PTSL) is the issuance of land certificates as evidence of lawful ownership, prevention of land disputes, legal certainty over land rights, transparency in the land registration process, protection for communities owning land without certificates, reduction of land mafia practices and abuses, legal guarantees for land buyers, as well as the right to file lawsuits against parties that infringe upon land rights. PTSL can ensure that landowners' rights are protected by the state, prevent disputes, and reduce the likelihood of land rights abuse. This program plays an important role in creating legal order in the land sector in Indonesia. Therefore, it is advised that the government further enhance protection for landowners in the implementation of PTSL by revising regulations concerning land registration.

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